

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON AUGUST 26, 2004  
(Approved September 15, 2004)

The Planning Commission held their monthly meeting on Thursday, August 26, 2004. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, Roy Kolb, and Eugene Snyder. Mr. Andrew Levin of ARRO Consulting, Inc. was present.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

No citizen comments

**1. MINUTES**

Mrs. Megay moved to approve the minutes of the July 21, 2004 monthly meeting as amended. Mr. Woessner seconded the motion. Mr. Kolb abstained due to his absence at the July 21, 2004 monthly meeting. The motion carried. Amendment being under subheading, Ivywood Estates, add sentence "Mrs. Megay noted that total impervious coverage on any lot cannot exceed 30% and some lots on the proposed plan do not meet this criteria."

**2. TAILORED TURF**

Mr. Jeffrey Kratz, applicant, was present. Mr. Woessner moved to recommend final plan approval for Tailored Turf in accordance with draft resolution dated July 22, 2004. Mrs. Megay seconded the motion. The motion carried unanimously.

**3. COVENTRY SELF STORAGE**

Mr. Kurt Sandberg, applicant representative and Mr. William Conver of Conver and Smith Engineering, Inc. were present.

Mrs. Megay moved to recommend waiver from Section 403.2.B(9) of the Subdivision and Land Development Ordinance to allow the existing features (existing streets, railroads, water wells, sewers and sewage systems, aqueducts, water mains and feeder lines, fire hydrants, gas, electric, and oil transmission lines, and other significant features within the property) located within one hundred (100) feet of any part of Lot #1 to not be shown on the plan for the fifteen (15) existing residential properties on the north and west sides of Lot #1. Mr. Woessner seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waiver from Sections 403.1.I and 406.3.D of the Subdivision and Land Development Ordinance to allow the following sensitive environmental features to not be shown on the Plan for Lot #1: slopes in excess of 15%; tree masses and individual trees; locations of soil types; severely eroded soils; moderate and severe hazards of soil erodibility; seasonal high water table; watercourses; swales; and floodplain districts. Mrs. Megay seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 703.4 of the Subdivision and Land Development Ordinance to allow no trees to be planted for Lots #1 and 2 along the Schuylkill Road frontage, and for Lot #1 along the Old Schuylkill Road frontage. Mr. Woessner seconded the motion. The motion carried unanimously.

There was a brief discussion regarding the waiver request for Sections 702.8, 705.4 and 705.5. Mr. Sandberg noted hardships with road widening and if they were to develop the property differently the density could increase dramatically; therefore, the proposed use is not impacting Old Schuylkill Road in such a way road widening would be necessary. The Planning Commission noted a waiver recommendation is not appropriate at this time. The Planning Commission asked the waiver request to be rewritten for Items 4, 5 and 6 referred to in the Township Engineer letter dated August 11, 2004. It was suggested a fee be collected in lieu of road widening.

Mrs. Megay moved to recommend waiver Section 710.1 of the Subdivision and Land Development Ordinance to allow no sidewalks to be installed along the Old Schuylkill Road frontage for Lots #1 and #3 along the Elliott property. Mr. Kolb seconded the motion. The motion carried unanimously.

It was requested Rinehart Road be added to the plan and also add notes to the plan referring to Ordinance No. 110 and the Subdivision and Land Development Ordinance to ensure proper inspections.

#### **4. FREIGH SUBDIVISION**

Benjamin Freigh, applicant, and Mr. Willam Conner of Conner and Smith Engineering, Inc. were present.

There was a brief review of the final minor subdivision plans last revised July 20, 2004.

Mrs. Megay moved to recommend waiver from Section 703.3 of the Subdivision and Land Development Ordinance to allow no streetlights to be installed. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 705.5 of the Subdivision and Land Development Ordinance to allow the proposed shoulder along the east side of South Keim Street to be 2' wide as opposed to 10' wide, contingent that the pavement widening cross section in the detail entitled "South Keim Street Typical Widening Detail" be revised to replace the proposed 10" crushed aggregate with 4" BCBC and 4" PADOT 2A course aggregate, as the structural number of 2.58 for the proposed cross section is less than the 3.6 structural number required for a collector street.

Mr. Woessner moved to recommend waiver from Section 709 of the Subdivision and Land Development Ordinance to allow the improvements to be constructed without any curbing along existing South Keim Street. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waiver from Section 710.1 of the Subdivision and Land Development Ordinance to allow the improvement to be constructed without any sidewalks along existing South Keim Street. Mrs. Megay seconded the motion. The motion carried unanimously.

**5. VESTY SUBDIVISION**

This item was withdrawn from the agenda at the request of the applicant.

**6. SHARP SUBDIVISION**

Mrs. Megay moved to accept for review the Sharp final minor subdivision plans dated August 6, 2004. Mr. Kolb seconded the motion. The motion carried unanimously.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Mrs. Megay presented a list of parkland in the township supplied by the Regional Planning Commission. The Planning Commission reviewed the list and made necessary changes.

Mr. Woessner noted himself, Mr. Snyder, Mr. Kulp, Mrs. Megay, and Mr. William Conner of Conner and Smith Engineering, Inc. walked the Gambone Maack Road property on August 5, 2004.

Mrs. Megay moved to recommend use of the notification of development letter as presented in Mr. Woessner's memo dated August 12, 2004. Mr. Snyder seconded the motion. The motion carried unanimously.

The next meeting will be held September 15, 2004 at 7:00 p.m.

**ADJOURNMENT**

Mrs. Megay moved to adjourn the monthly meeting at 9:00 p.m. Mr. Snyder seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary